



# TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

**SPECIAL MEETING, THURSDAY, MAY 12, 2022 AT 6:00 P.M.**

**Council Chambers, 26379 Fremont Road, Los Altos Hills, CA**

[www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov)

## ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

Notice to Public: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 26379 Fremont Road, Los Altos Hills, California during normal business hours. These materials will also be made available on the Town website subject to Staff's ability to post the documents before the meeting.

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## **TELECONFERENCE SPECIAL NOTICE**

*Pursuant to Government Code Section 54953(e):*

### **NOTICE OF TELECONFERENCED MEETING**

On September 16, 2021, Governor Newsom signed Assembly Bill 361 (2021), which amended Section 54593 of the Government Code to allow local legislative bodies to continue to conduct meetings by teleconference under specified conditions and pursuant to special rules on notice, attendance, and other matters. As the City Council for the Town of Los Altos Hills has made the findings required by Government Code Section 54953, the Council, the Planning Commission and Committees will continue to conduct meetings by teleconference and the Council Chambers will not be open to the public for this Planning Commission meeting. Pursuant to the requirements of Government Code Section 54953(e), members of the public will be provided with notice of how they may access the meeting and offer public comment.

Commissioners Teleconferencing: Chair Birgitta Indaco, Vice-Chair Jim Waschura, Commissioners Jitze Couperus, Ed Smith, and Rajiv Patel.

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This meeting will be broadcast via live-stream service at <http://www.losaltoshills.ca.gov>.

**NOTE:** *There may be a delay in the live streaming of the meeting. If you wish to provide oral comments during the meeting, please follow the meeting proceedings via the teleconference to ensure you are prepared when called upon.*

Members of the Public may participate and provide public comments to teleconference meetings as follows:

1. If you wish to submit a public comment on agenda items in advance of the meeting, please send to the Project Planner for the project or the Planning Technician [kbrunner@losaltoshills.ca.gov](mailto:kbrunner@losaltoshills.ca.gov). Emails received prior to the meeting will be included in the public record. If the email is received after all comments are posted, the Technician will read aloud public comments at the Planning Commission meeting, not to exceed three minutes (approximately 300 words).
2. If you wish to submit a public comment during the meeting, please use the following information. Before speaking, please identify yourself by name and where you reside.
3. To join from a PC, Mac, iPad, iPhone or Android device, click this URL to join:

Videoconference Link:	<a href="https://bit.ly/LosAltosHillsPC">https://bit.ly/LosAltosHillsPC</a>
Webinar ID:	810 7639 7750
Password:	574533
Phone:	(669) 900 6833

Public testimony will be taken at the direction of the Chair and members of the public may only comment during times allotted for public comments.

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**THURSDAY, MAY 12, 2022 AT 6:00 PM**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or act tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. CONSENT CALENDAR

3.1 Motion of the Planning Commission of the Town of Los Altos Hills to continue meeting virtually through teleconference meetings and making related findings pursuant to AB 361.

3.2 Approval of March 3, 2022 Regular Meeting Minutes

4. PUBLIC HEARINGS

Public hearings are specially noticed items for discussion. Anyone wishing to speak regarding a public hearing should fill out a speaker card prior to the completion of the staff report and give it to staff. The order of business for public hearings is as follows:

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|--|---|
| 1. Staff Presentation                  | 4. Public Comments – 3 Minutes per person |
| 2. Applicant Presentation – 15 Minutes | 5. Applicant Response – 5 Minutes         |
| 3. Commission Questions/Clarifications | 6. Commission Comments/Questions/Action   |

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk by 4PM within twenty-one (21) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

➤ *Planning Commission Ex Parte Contacts Policy Disclosure*

4.1 25560 Fernhill Drive – File #SD21-0050 & VAR21-0005 – Lands of Hollenbeck  
Site Development Permit for a new 800 square-foot pool; Variance request to allow the proposed pool to encroach 15 feet into a required 30-foot side setback as measured from a driveway easement.  
CEQA Review: Categorical Exemption per Sections 15303(e); 15305(a)  
*Project Planner: Jeremy Loh*

4.2 12869 La Cresta Drive – File #SD21-0079 – Lands of Sutardja  
Site Development Permit for landscape screening, fencing, driveway gate and new outdoor kitchen for an approved new residence.  
CEQA Review: Categorical Exemption per Sections 15303(e); 15304(b)  
*Project Planner: Areli Perez*

4.3 25240 Cantata Way – File #SD21-0104 – Lands of Deco Homes LLC  
Site Development Permit for a new 7,551 square-foot, two-story residence with attached garage, swimming pool and spa, and 1,114 square-foot detached ADU with a firetruck turnaround and private road improvements to create a conforming emergency access roadway with a 20-foot width.

CEQA Review: Categorical Exemption per Sections 15303(a) and 15303(e)  
*Project Planner: Areli Perez*

5. REPORTS FROM THE COMMISSIONERS

5.1 Past Meetings

- March 17, 2021 – Commissioner Patel
- April 21, 2022 – Commissioner Couperus

5.2 Upcoming Meeting Assignments

- May 19, 2022 – Vice-Chair Waschura
- June 16 – Chair Indaco
- July 21 – Commissioner Smith

6. REPORTS ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

6.1 March 8, 2022

CANCELLED

6.2 March 15, 2022

CANCELLED

6.3 March 22, 2022

13673 La Paloma Road – File #SD21-0073 – Lands of Lee

Site Development Permit for landscape screening and fencing for an approved new residence. CONTINUED TO A DATE UNCERTAIN

6.4 March 29, 2022

12874 Viscaino Road – File #SD21-0100 – Lands of Firouzdard

Site Development Permit for landscape screening, a new swimming pool and fencing for a new residence under construction. APPROVED

12869 La Cresta Drive – File #SD21-0079 – Lands of Sutardja

Site Development Permit for landscape screening, fencing, and driveway gate for an approved new residence. REFERRED TO MAY 12, 2022 PLANNING COMMISSION HEARING

6.5 April 5, 2022

CANCELLED

6.6 April 12, 2022

CANCELLED

6.7 April 19, 2022

CANCELLED

6.8 April 26, 2022

14221 Miranda Road – File #SD21-0011 Lands of Irani

Site Development Permit for landscape screening and trellis for an approved new residence. CANCELLED

6.9 May 3, 2022

CANCELLED

6.10 May 10, 2022

12023 Adobe Creek Lodge Road – File #LLA21-0001 – Lands of 12023 Adobe Creek Lodge LLC

Lot-Line Adjustment between Parcel A: 12023 Adobe Creek Lodge Road (1.258 acres), Parcel B: vacant lot APN 351-37-014 (1.265 acres) and, Parcel C: 26220 Moody Road (4.376 acres) to adjust property lines between Parcel A and B, and Parcel B and C. The resultant Parcel A will be 1.337 acres, Parcel B will be 1.139 acres, and Parcel C will be 4.388 acres and will have Lot Unit Factors greater than 1.0.

14221 Miranda Road – File #SD21-0011 Lands of Irani

Site Development Permit for landscape screening and trellis for an approved new residence.

*Continued from April 26, 2022*

26874 Nina Place – File #SD21-0061 – Lands of Bowers

Site Development Permit for a new 4,971 square-foot two-story residence with a 1,684 square-foot basement, a detached 782 square-foot accessory dwelling unit (ADU), and a 560 square-foot swimming pool.

7. PLANNING DIRECTOR REPORT

8. ADJOURNMENT